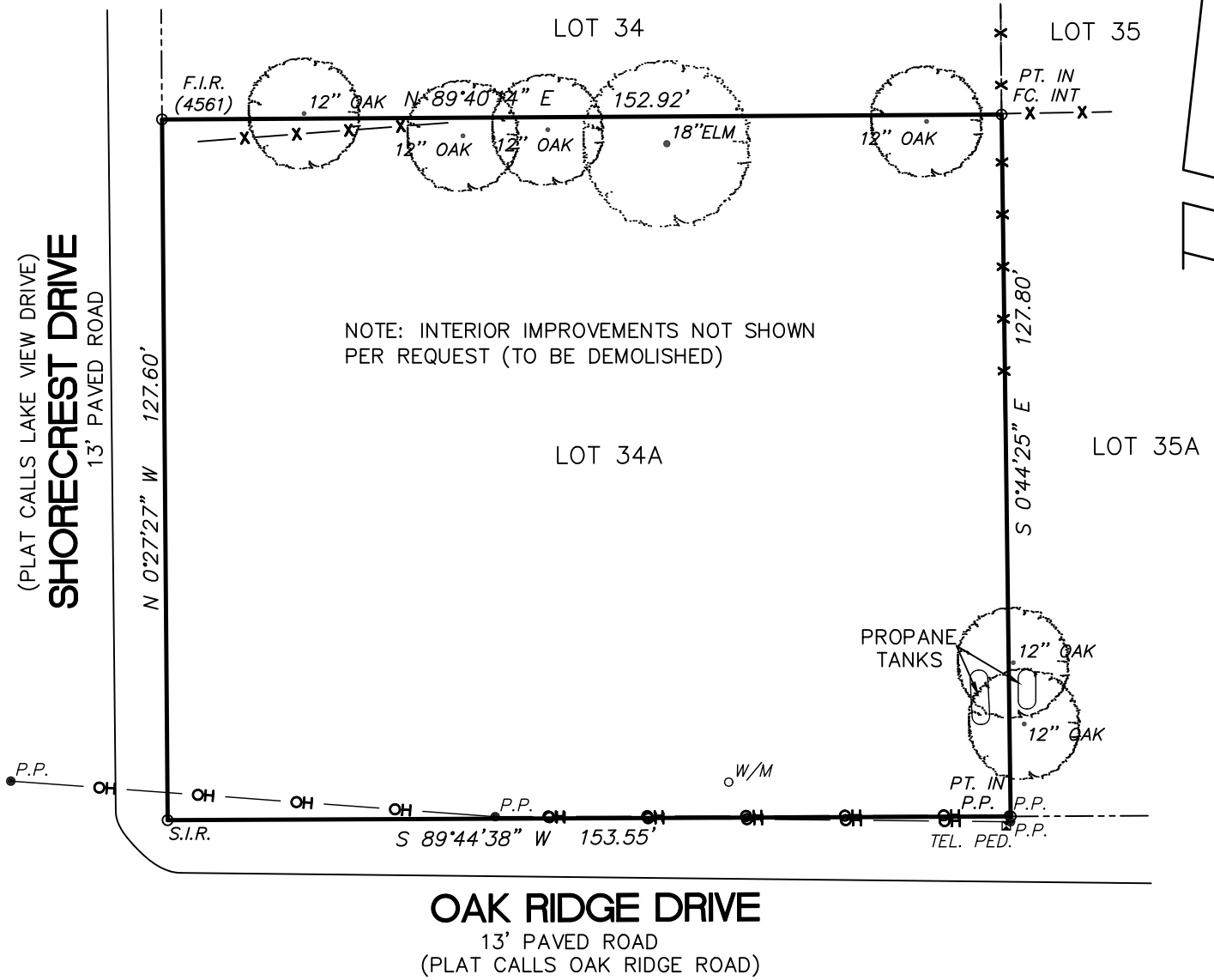


Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.



NOTE: INTERIOR IMPROVEMENTS NOT SHOWN PER REQUEST (TO BE DEMOLISHED)

NOTE: SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

Lot 34A, of SHADY POINT ACRES ADDITION, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat thereof recorded in Volume 2, Page 26, Plat Records of Denton County, Texas. (Commonly known as 2812 OAK RIDGE ROAD)

The plat hereon is a true and accurate representation of the property as determined by survey made on the ground, the lines and dimensions of said property as being indicated on the Plat. The size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of property except as shown, set back from the property lines is as shown, and the nearest street or road is shown. There are no visible encroachments, visible protrusions or apparent easements, except as shown on the Plat. I further certify that no portion of subject property lies within a special flood hazard area according to The FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121C0680G, Dated April 18, 2011. (Subject property lies in Zone X)

*[Signature]*  
**HERALD YENSAN**  
 4561  
 PROFESSIONAL  
 LAND SURVEYOR

Jerald D. Yensan, Professional Land Surveyor  
 Texas R.P.L.S. No. 4561

- |                               |   |
|-------------------------------|---|
| B.L. = BUILDING LINE          | CATV = CABLE TV BOX                         |
| CC/P = COVERED PATIO/PORCH    | C/D = CONCRETE DRIVE                        |
| C/O = SANITARY SEWER CLEANOUT | C/P = CONCRETE PATIO/PORCH                  |
| C/W = CONCRETE SIDEWALK       | D.E. = DRAINAGE EASEMENT                    |
| E.B. = ELECTRIC BOX           | F.H. = FIRE HYDRANT                         |
| F.I.R. = FOUND IRON ROD       | FOC = FIBER OPTIC CABLE                     |
| GLM = GAS LINE MARKER         | L.P. = LIGHT POLE                           |
| P.P. = POWER POLE             | S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD |
| S.P. = SERVICE POLE           | SSMH = SANITARY SEWER MANHOLE               |
| STM MH = STORM SEWER MANHOLE  | TEL. PED. = TELEPHONE BOX                   |
| W/D = WOOD DECK               | W/M = WATER METER                           |
| W/V = WATER VALVE             | U.E. = UTILITY EASEMENT                     |
| FENCE — X —                   | OVERHEAD POWER LINE — OH —                  |

**LANDMARK SURVEYORS, LLC.**  
 TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH  
 DENTON, TEXAS 76207  
 (940) 382-4016  
 FAX (940) 387-9784

DRAWN BY: <u>BTH</u>	CENTURY CUSTOM HOMES
SCALE: <u>1"=30'</u>	DATE: <u>08 FEBRUARY, 2023</u> JOB NO: <u>236796</u>